

**PLANNING COMMISSION AGENDA
REGULAR MEETING
MONDAY, FEBRUARY 16, 2015**

**STUDY SESSION: 4:30 P.M. - CITY COUNCIL CHAMBERS
MEETING: 5:00 P.M. - CITY COUNCIL CHAMBERS**

1. Meeting Called to Order.
2. Roll Call.
3. Reading of the Minutes of the January 19, 2015 Regular Meeting.
4. Public comment period. The general public is invited to address the Planning Commission regarding any item on this agenda. The overall and individual speaking time allotments may be limited by the Chair.
5. Consider request of Paul Knapp, 2263 Stork, Dodge County, Fremont, Nebraska, to re-plat Lots 4 & 5, Block 2, of the Deerfield Subdivision into 1 lot.
6. Consider request of Dirk Daubert, 119 East Deborah, along with Dennis and Sheila Bracht, 120 East Deborah Dodge County, Fremont Nebraska to preliminarily plat Part of TL 76 in the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 2, Township 17 North, Range 8 E of the 6th P.M. Dodge County, Fremont Nebraska.
7. Consider request of Dirk Daubert, 119 East Deborah, along with Dennis and Sheila Bracht, 120 East Deborah, Dodge County, Fremont Nebraska to create a final plat of TL 76 in the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 2, Township 17 North, Range 8 E of the 6th P.M. Dodge County, Fremont Nebraska.
8. Consider request of Molacek Investments, LLC, 1342 Maplewood Dodge County Fremont Nebraska to re-plat Fremont North Business Park, Lot 5 into Lot 5A and Lot 5B.
9. Consider request of Delta Plaza, LLC 49 West 37th St, New York, NY to re-plat Rodamar Addition, Lot 1 and 4, Re-plat One, Dodge County, Fremont Nebraska.
10. Consider request of Chris and Maureen Zavadil, 1635 Parkview Drive, Dodge County, Fremont Nebraska to re-plat parts of Lots 3, 4, 5 and 6, Block 204, Original Town, Dodge County, Fremont, Nebraska.
11. Consider request of First Christian Church, 1041 N Nye Ave, along with David and Kimberly Mitchell, 1129 North Nye, Dodge County, Fremont Nebraska, to re-plat Reynold's Addition, Re-Plat 3 of Part of Block 71, Dodge County, Fremont Nebraska.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE AND THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV; AND DISTRIBUTED TO THE PLANNING COMMISSION, MAYOR AND CITY COUNCIL ON FEBRUARY 6, 2015 AND IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY PLANNER, 400 EAST MILITARY. A COPY OF THE OPEN MEETING LAW IS POSTED CONTINUALLY FOR PUBLIC INSPECTION LOCATED NEAR THE ENTRANCE DOOR BY THE AGENDAS. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

STAFF REPORT

TO: Planning Commission

FROM: Justin Zetterman, Interim Planning Director

DATE: February 9, 2015

SUBJECT: Request to Replat Lots 4 & 5, Block 2, of Deerfield Subdivision into 1 Lot.

Recommendation: Move to recommend approval of the replat of Lots 4 & 5, Block 2, of Deerfield Subdivision.

Background:

This replat is being requested by Paul Knapp, owner of 2263 Stork Street. The property owner owns the lot adjacent to his current residence and would like to plat the two lots into a single lot.

The property is zoned R-1 – Single Family Residential.

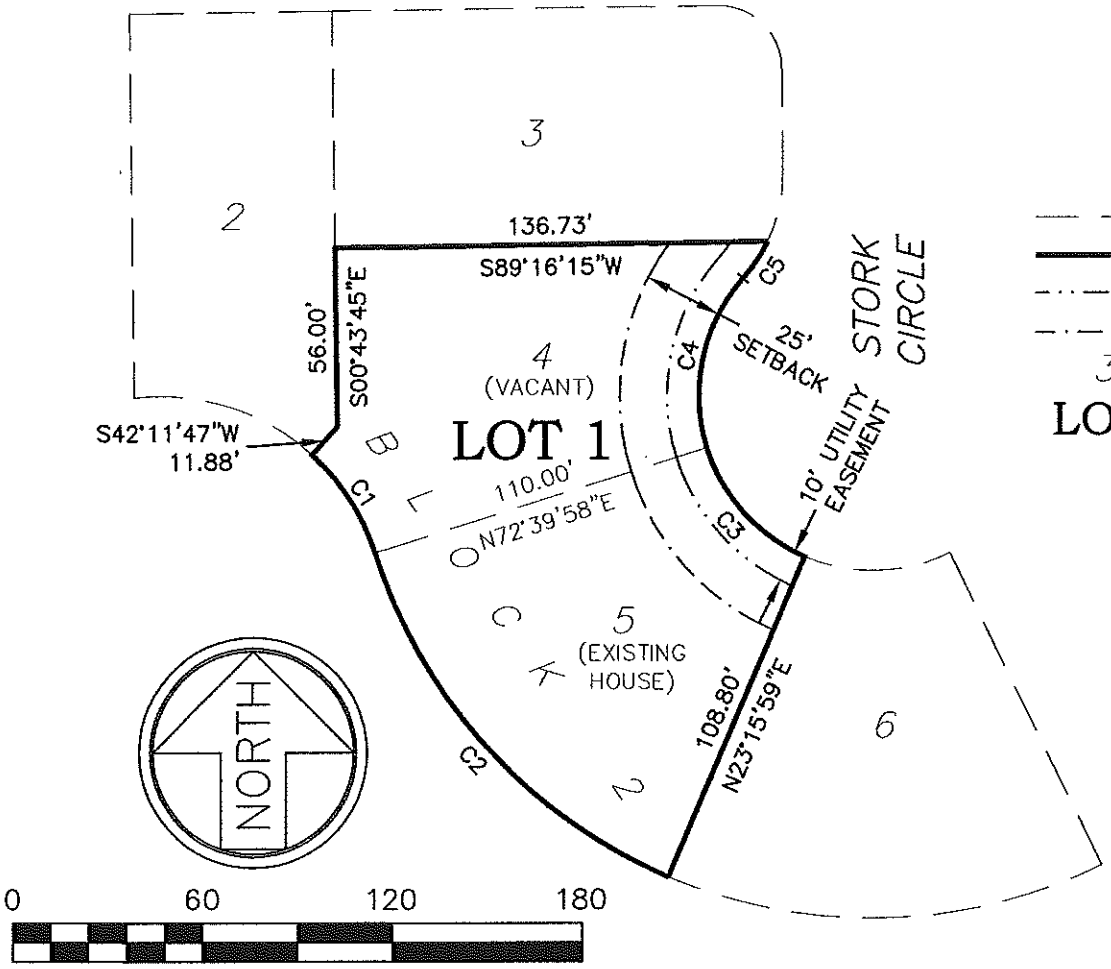
The Department of Utilities has reviewed the plat for these two lots and has made the following comments: the sewer service must be capped off for Lot 4, Block 2, Deerfield Subdivision and the water service must be capped off as well, or it could be used for irrigation if a meter was placed on the service line. These comments have been provided to the property owner.

Findings:

A comment letter from the City has been sent to the property owner..

The proposed replat will be in compliance with the R-1 – Single Family Residential zoning and the Future Land Use Plan, and is in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

DEERFIELD SUBDIVISION, REPLAT OF BLOCK 2, LOTS 4 AND 5
FREMONT, DODGE COUNTY, NEBRASKA.



- LEGEND
- EXISTING LOT LINE
 - PROPOSED LOT LINE
 - EASEMENT
 - SETBACK
 - EXISTING LOT NUMBER
 - PROPOSED LOT NUMBER

LEGAL DESCRIPTION:
LOTS 4 AND 5, BLOCK 2, DEERFIELD SUBDIVISION, FREMONT, DODGE COUNTY, NEBRASKA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PAUL A. KNAPP, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO ONE LOT, SAID SUBDIVISION TO BE KNOWN AS "DEERFIELD SUBDIVISION, REPLAT OF BLOCK 2, LOTS 4 AND 5", THE LOT TO BE NUMBERED AS SHOWN AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

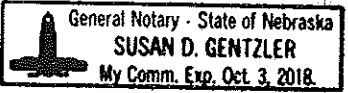
IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THE
28th DAY OF January, 2015, A.D.
PAUL A. KNAPP

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DODGE) SS
ON THIS 28 DAY OF January

A.D. 2015, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED PAUL A. KNAPP, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.
GENERAL NOTARY PUBLIC
COMMISSION EXPIRES Oct 3, 2018



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	71.04'	37.00'	36.58'	N32°53'27"W	29°50'22"
C2	165.53'	141.68'	137.39'	N42°29'17"W	49°02'20"
C3	55.00'	47.42'	45.96'	N42°02'01"W	49°23'58"
C4	55.00'	56.67'	54.20'	N12°11'01"E	59°02'08"
C5	50.00'	13.86'	13.82'	S33°45'27"W	15°53'16"

PLANNING COMMISSION APPROVAL

ON THIS _____ DAY OF _____

A.D. 2015, THIS "DEERFIELD SUBDIVISION, REPLAT OF BLOCK 2, LOTS 4 AND 5" WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS _____ DAY OF _____

A.D. 2015, THIS "DEERFIELD SUBDIVISION, REPLAT OF BLOCK 2, LOTS 4 AND 5" WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR _____ CLERK _____



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS SHOWN WITHIN 60 DAYS OF FILING OF THIS PLAT IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

STEPHEN W. DODD, LS-503

Dodd Engineering & Surveying

Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067
402 North D, P.O. Box 1855
Fremont, NE 68026-1855
email: Steve@doddengineering.net

CITY OF
FREMONT
NEBRASKA PATHFINDERS

400 East Military Avenue, Fremont, NE 68025-5141

February 9, 2014

Paul A. Knapp
2263 Stork Street
Fremont, NE 68025

RE: Replat of Lots 4 & 5, Block 2, Deerfield Subdivision

Mr. Knapp,

After review of the above referenced replat, the following 2 comments were made by the Fremont Department of Utilities.

1. The sanitary sewer service line to the vacant Lot 4 will need to be capped off.
2. The water service line to the vacant Lot 4 will either need to be capped off or it can be used for irrigation if a meter is added to this line.

These comments will be added as a requirement of approval of the final plat. They will not be required to be completed prior to the final plat going before the City Council.

Sincerely,



Justin Zetterman, PE
City Engineer / Interim Planning Director

CC: Steve Dodd

STAFF REPORT

TO: Planning Commission

FROM: Justin Zetterman, Interim Planning Director

DATE: February 9, 2015

SUBJECT: Request to Preliminary Plat Part of Tax Lot 76 in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 17 North, Range 8 East of the 6th P.M., Dodge County, NE.

Recommendation: Move to recommend approval of the Preliminary Plat of Part of Tax Lot 76 of 2-17-8 with the condition of adding an additional utility easement along the shared lot line of Lots 2 & 3.

Background:

This preliminary plat is being requested by Dirk Daubert, owner of 119 E Deborah and Dennis and Sheila Bracht, owners of 120 E Deborah. This preliminary plat is located on E Deborah Street to the east of Sapp Brothers off of N Broad Street. This plat will divide the existing properties into 4 platted lots as well as extend Deborah Street to the east to service these lots. Along with the street, extensions of a water main and sanitary sewer main will be required to serve these lots.

The property is zoned GI - General Industrial.

All comments made by Staff have been addressed.

Findings:

The proposed preliminary plat will be in compliance with the requirements of the GI – General Industrial zoning and the Future Land Use Plan, and is in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

PRELIMINARY PLAT OF DAUBERT SUBDIVISION

DODGE COUNTY, NEBRASKA.

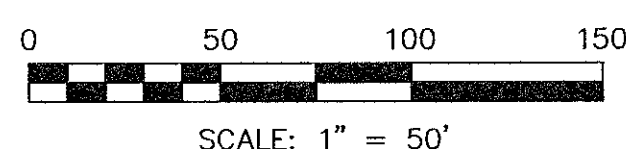
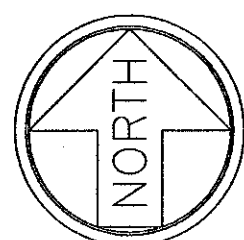
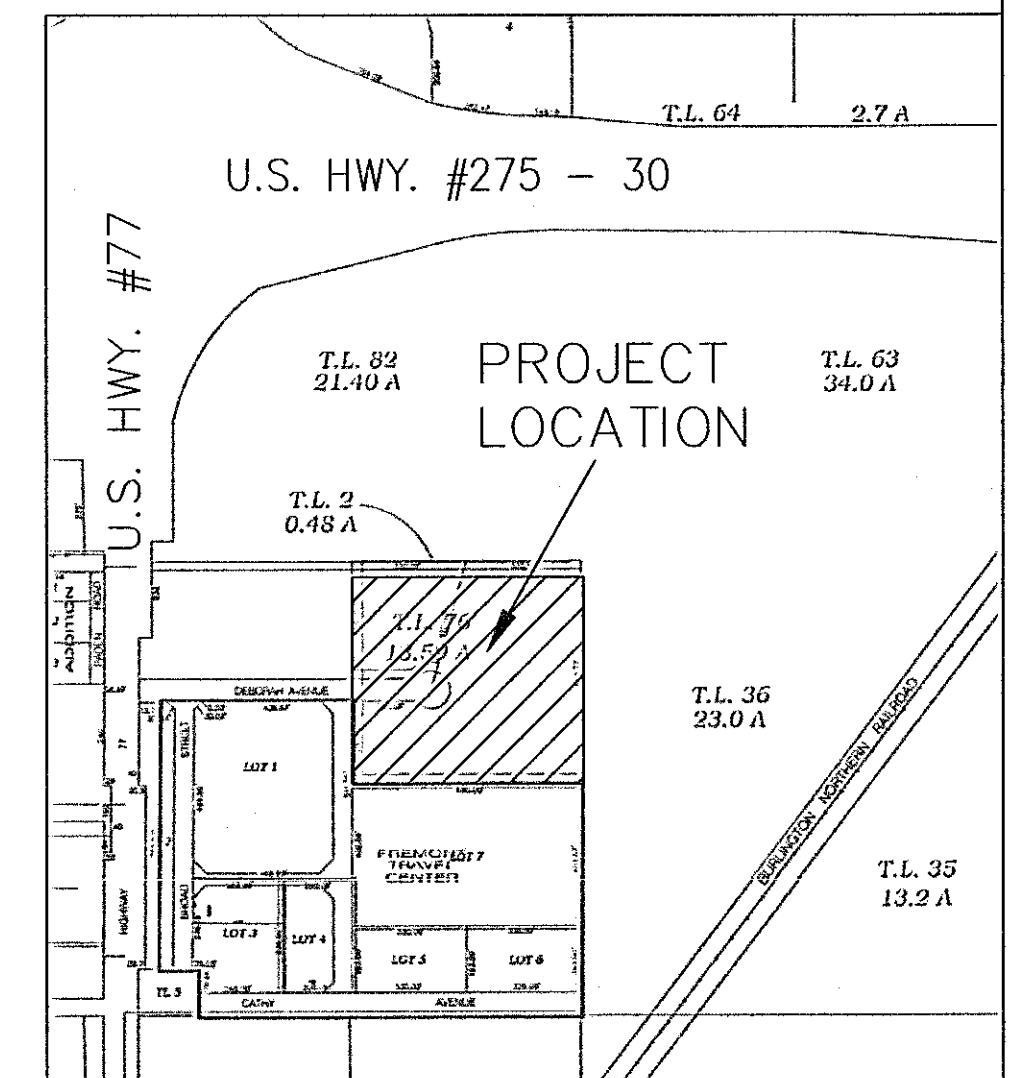
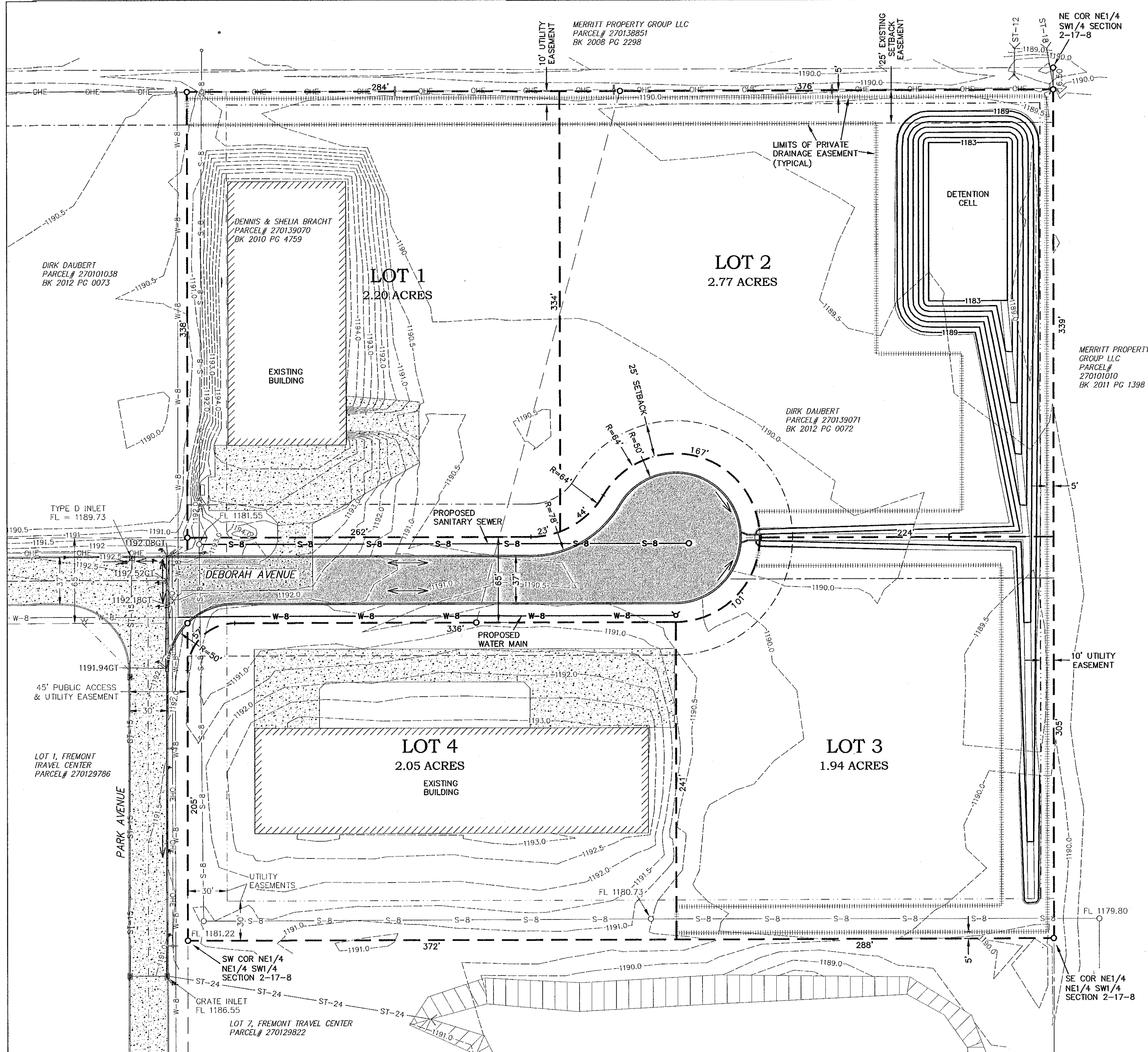
PART OF TAX LOT 76 IN THE NE1/4 NE1/4 SW1/4 OF
SECTION 2, TOWNSHIP 17 NORTH, RANGE 8 EAST
OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

OWNERS: DIRK DAUBERT
DENNIS AND SHEILA BRACHT

DEVELOPER: DAUBERT CONSTRUCTION CO. INC.

ZONING: GI (GENERAL INDUSTRIAL)

FLOOD ZONE: AO - DEPTH 2'



BENCHMARKS (NAVD 1988 DATUM):

1. FIRE HYDRANT @ SW CORNER OF DEBORAH AVENUE AND PARK AVENUE. FLANGE BOLT UNDER OIL FILL PLUG. ELEVATION = 1191.22
2. NDOR BENCH MARK: BRASS PLUG SOUTH OF DEBORAH AVENUE AND WEST OF BROAD STREET. ELEVATION = 1195.33.

LEGEND	
	PRIVATE DRAINAGE EASEMENT
	SECTION LINE
	LOT LINE EXISTING
	LOT LINE PROPOSED
	SETBACK LINE
	EASEMENT LINE EXISTING
	EASEMENT LINE PROPOSED
	WATER WITH SIZE
	SANITARY SEWER WITH SIZE & MANHOLE
	STORM SEWER OR CULVERT WITH SIZE
	FIRE HYDRANT
	DRAINAGE ARROW
	EXISTING CONTOUR
	CENTERLINE
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT W/ INTEGRAL 4" ROLLOVER CURB
	EXISTING GUTTER GRADE

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.



DAUBERT SUBDIVISION
IN SECTION 2-T17N-R8E
DODGE COUNTY, NEBRASKA

PRELIMINARY PLAT

Dodd Engineering & Surveying LLC
Email: Steve@doddengineering.net
402 North D St., P.O. Box 1855
Fremont, NE 68026-1855
Stephen W. Dodd, P.E. & L.S. Ph. 402-727-9067

Zetterman, Justin

From: Zetterman, Justin
Sent: Monday, February 09, 2015 1:44 PM
To: 'dirkd@daubertconstruction.com'; 'Steve Dodd'
Subject: RE: Daubert Subdivision

I apologize, I forgot to mention the size of the easement. They are requesting a total of 20'. This can be centered on the lot line or one lot or the other.

Thank you,

Justin Zetterman, P.E.
City Engineer / Interim Planning Director
City of Fremont, NE
Ph: 402.727.2638
M: 402.317.1474

From: Zetterman, Justin
Sent: Monday, February 09, 2015 11:07 AM
To: 'dirkd@daubertconstruction.com'; Steve Dodd
Subject: Daubert Subdivision

Dirk & Steve,

The Department of Utilities has reviewed your plats for Daubert Subdivision. Their only comment is requesting a utility easement along the north line Lot 3 or along the south line of Lot 2, within the drainage easement to allow them to in the future extend a water main to the east.

Please make this change. I will be putting packets together today for the Planning Commission meeting so this will just be a condition on approval of the plats and will need to be completed before we go to City Council. I apologize that we will have to sign the plat again.

Thank you,



Justin Zetterman, P.E.
City Engineer / Interim Planning Director
Ph: 402.727.2638
M: 402.317.1474
Fx: 402.727.2659
400 E. Military Ave
Fremont, NE 68025
www.fremontne.gov

STAFF REPORT

TO: Planning Commission

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DATE: February 9, 2015

SUBJECT: Request to Final Plat Part of Tax Lot 76 in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 17 North, Range 8 East of the 6th P.M., Dodge County, NE.

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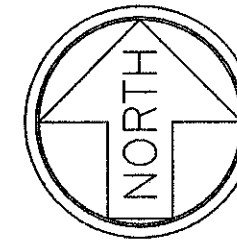
The property is zoned GI - General Industrial.

All comments made by Staff have been addressed.

Findings:

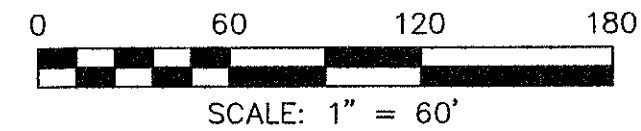
The proposed preliminary plat will be in compliance with the requirements of the GI – General Industrial zoning and the Future Land Use Plan, and is in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

NE COR NE1/4 SW1/4 SECTION 2-17-8; FOUND 3/4"OD OT PIPE
17.70' NNW TO STARBIT HOLE IN CENTER OF N. WALL OF CONC BOX
15.40' SW TO NAIL IN N. FACE OF POWER POLE 0.3' ABOVE GROUND
16.8' SSW TO "X" NAILS IN N. FACE OF COR POST 0.5' ABOVE GRADE
16.50' S TO 3/4" REBAR WITH LS-503 CAP



FINAL PLAT OF
DAUBERT SUBDIVISION
DODGE COUNTY, NEBRASKA.

PART OF TAX LOT 76 IN THE NE1/4 NE1/4 SW1/4 OF
SECTION 2, TOWNSHIP 17 NORTH, RANGE 8 EAST OF
THE 6TH P.M., DODGE COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

PART OF TAX LOT 76 LOCATED IN THE NE1/4 SW1/4 IN SECTION 2, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NE1/4 SW1/4 OF SAID SECTION 2; THENCE S00°00'51"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE1/4 SW1/4 A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 76, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°00'51"W ALONG SAID EAST LINE A DISTANCE OF 644.27 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 NE1/4 SW1/4 ALSO BEING THE NORTHEAST CORNER OF LOT 7, FREMONT TRAVEL CENTER, A SUBDIVISION PLATTED IN SAID SECTION 2; THENCE S89°58'26"W ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 SW1/4, ALSO BEING THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 660.00 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 NE1/4 SW1/4, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7; THENCE N00°00'16"E ALONG THE EAST LINE OF LOT 1 OF SAID FREMONT TRAVEL CENTER AND THE EAST LINE OF DEBORAH AVENUE A DISTANCE OF 306.00 FEET TO THE NORTHEAST CORNER OF SAID DEBORAH AVENUE; THENCE CONTINUING N00°00'16"E A DISTANCE OF 338.12 FEET TO A POINT LYING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID NE1/4 SW1/4, ALSO BEING ON THE NORTH LINE OF SAID TAX LOT 76; THENCE N89°57'41"E ALONG THE NORTH LINE OF SAID TAX LOT 76 A DISTANCE OF 660.11 FEET TO THE POINT OF BEGINNING; CONTAINING 9.76 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DIRK DAUBERT, DENNIS J. BRACHT AND SHEILA L. BRACHT, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS DAUBERT SUBDIVISION, THE LOTS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREET TO BE KNOWN AS DEBORAH AVENUE AT THE LOCATION AND TO THE WIDTH SHOWN HEREON AND WE DO ALSO GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES. THE UNDERSIGNED ALSO GRANTS A PRIVATE DRAINAGE EASEMENT AS SHOWN FOR THE EXCLUSIVE USE OF THE OWNERS OF PROPERTY DESCRIBED HEREON AND THE OWNER OR OWNERS OF "PARCEL 1" OF TAX LOT 76 AS RECORDED IN BOOK 2010, PAGE 4242 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THE

____ DAY OF _____, 2015, A.D.

DIRK DAUBERT

DENNIS J. BRACHT

SHEILA L. BRACHT

ACKNOWLEDGMENT

STATE OF NEBRASKA)

SS

COUNTY OF DODGE)

ON THIS _____ DAY OF _____, A.D. 2015, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED DIRK DAUBERT, DENNIS J. BRACHT AND SHEILA L. BRACHT WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL

ON THIS _____ DAY OF _____, A.D. 2015, THIS PLAT OF DAUBERT SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS _____ DAY OF _____, A.D. 2015, THIS PLAT OF DAUBERT SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

CLERK

SURVEYOR'S CERTIFICATE

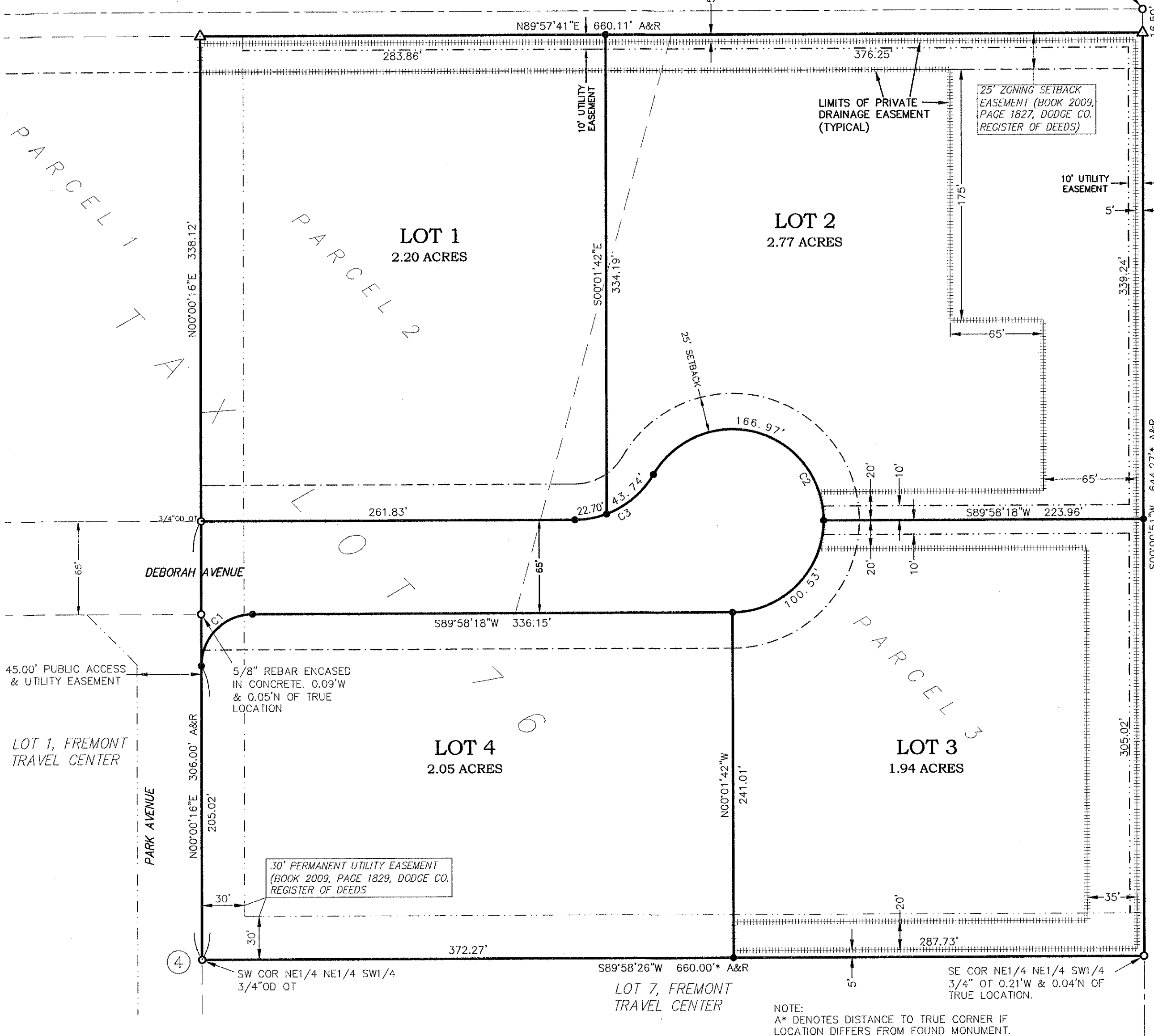
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Stephen W. Dodd
STEPHEN W. DODD, LS-503



DAUBERT SUBDIVISION
IN SECTION 2-T17N-R8E
DODGE COUNTY, NEBRASKA

FINAL PLAT



LEGEND

- PRIVATE DRAINAGE EASEMENT
- SECTION LINE
- LOT LINE EXISTING
- LOT LINE PROPOSED
- SETBACK LINE
- EASEMENT LINE EXISTING
- EASEMENT LINE PROPOSED

- FOUND POINT
- △ FOUND POINT (3/4" REBAR W/LS-503 CAP)
- SET POINT (3/4" REBAR W/LS-503 CAP)
- OT OPEN TOP PIPE
- A ACTUAL DISTANCE
- R RECORDED DISTANCE

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00'	56.53'	50.90'	S44°59'17"W	89°58'02"
C2	64.00'	267.50'	111.14'	S29°46'09"E	239°28'54"
C3	64.00'	66.44'	63.50'	N60°13'51"E	59°28'54"

Zetterman, Justin

From: Zetterman, Justin
Sent: Monday, February 09, 2015 1:44 PM
To: 'dirkd@daubertconstruction.com'; 'Steve Dodd'
Subject: RE: Daubert Subdivision

I apologize, I forgot to mention the size of the easement. They are requesting a total of 20'. This can be centered on the lot line or one lot or the other.

Thank you,

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City Engineer / Interim Planning Director
City of Fremont, NE
Ph: 402.727.2638
M: 402.317.1474

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City Engineer / Interim Planning Director
Ph: 402.727.2638
M: 402.317.1474
Fx: 402.727.2659
400 E. Military Ave
Fremont, NE 68025
www.fremontne.gov

STAFF REPORT

TO: Planning Commission

FROM: Justin Zetterman, Interim Planning Director

DATE: February 9, 2015

SUBJECT: Request to replat Lot 5, Fremont North Business Park into 2 lots.

Recommendation: Move to recommend approval of replatting Lot 5, Fremont North Business Park into 2 lots.

Background:

This replat is being requested by Molacek Investments, 1342 Maplewood Drive, Fremont, NE. This replat will simply split existing platted Lot 5, Fremont North Business Park into 2 lots, 5A and 5B.

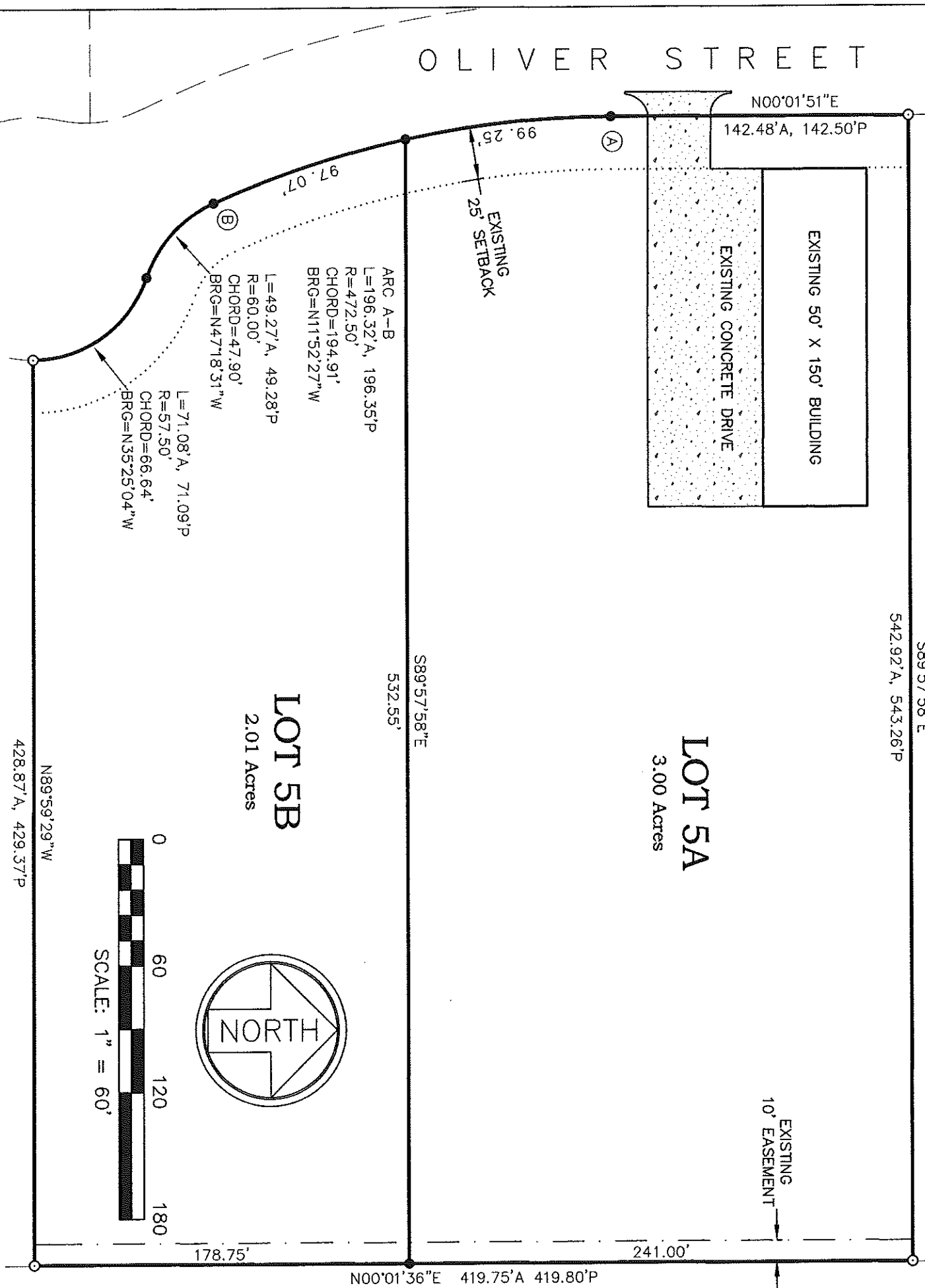
The existing ground is zoned GI – General Industrial.

Findings:

The proposed replatt is in compliance with the GI – General Industrial zoning district and will be in compliance Future Land Use Plan, and is in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

FREMONT NORTH BUSINESS PARK, REPLAT OF LOT 5

LEGAL DESCRIPTION: LOT 5, FREMONT NORTH BUSINESS PARK, DODGE COUNTY, NEBRASKA.



STAFF REPORT

TO: Planning Commission

FROM: Justin Zetterman, Interim Planning Director

DATE: February 9, 2015

SUBJECT: Request to replat Lots 1 & 4, Rodamar Addition Replat 1.

Recommendation: Move to recommend approval of replatting Lots 1 & 4, Rodamar Addition Replat 1 subject to staff conditions.

Background:

This replat is being requested by Delta Plaza, LLC, owner of the Fremont Mall, 860 E 23rd Street. The replat will increase the size of existing Lot 4, Rodamar Addition Replat 1.

The existing ground is zoned CC – Community Commercial with a Planned Development District overlay.

The City Council has tasked the Public Works Department with investigating alternatives to connect Bell and Yager Streets in the vicinity of 23rd Street. Some of these alternatives involve extending Bell Street north of 23rd and connecting with Yager Street via an s-curve through the mall parking lot. The current east lot line of Lot 4 Rodamar Addition Replat 1 and subsequently the east line of proposed Lot 2 Rodamar Addition Replat 2 sits within the area of future right-of-way that would be required to construct this alternative. To that end, the following requests have been made of the developer:

1. Shift the entire proposed Lot 2 Rodamar Addition Replat 2 to the west 8.5 feet. This shift would provide enough room for a future right-of-way acquisition to extend Bell Street to the north. The applicant objects this request as it may imply that they are lending support to an alignment alternative for the Bell/Yager project that they strongly do not support.
2. Along with the shifting of the lot, the City has requested a 15' setback be placed on the east line of the proposed Lot 2 to function as a future street yard setback. For the same reason, the applicant objects this request.

As an alternative, the City suggested simply a 23' setback along the east line of proposed Lot 2. For the same reason given above, the applicant does not support this alternative.

Additional comments were made on this plat as listed below:

3. Adding a 25' setback along the south line of proposed Lot 2 adjacent to 23rd Street. The applicant has agreed to this.
4. The dedication of 7' of right-of-way along the east line of proposed Lot 1 to provide additional space for any future widening of Yager Road. The applicant has agreed to this.
5. The addition of a note on the plat stating that no access to 23rd Street will be permitted from proposed Lot 2. No comment on this has been received from the applicant.

Additionally it was pointed out to the applicant that sanitary sewer service does not currently exist for proposed Lot 2. The applicant will be responsible for extending service to this lot at such time as development takes place. There is an existing public main along the east side of Yager Road that could be connected to and either brought through the right-of-way of 23rd Street or an easement could be added to the plat north of Lot 5 Rodamar Addition Replat 1 to allow for this future connection.

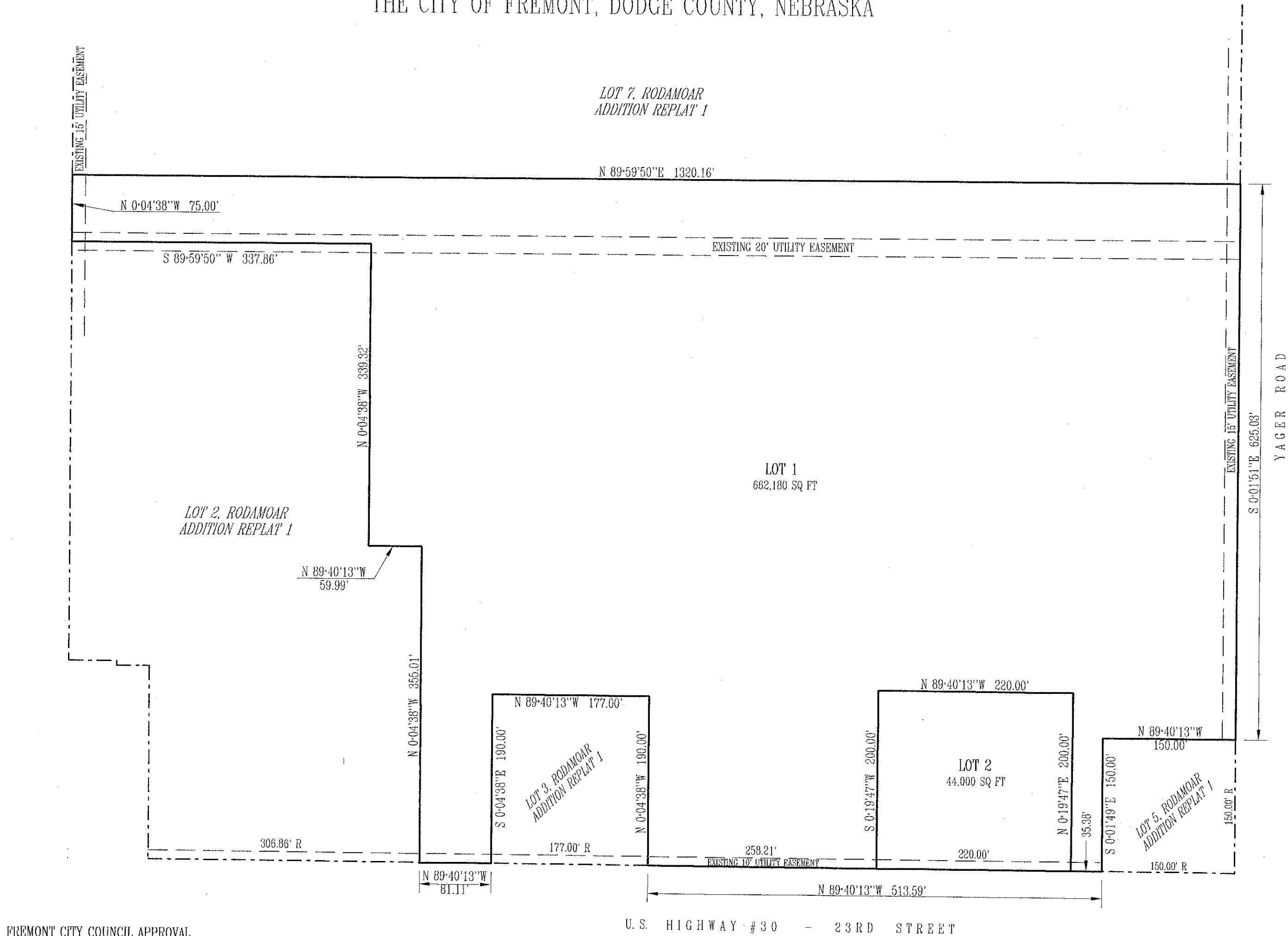
Conditions:

1. Lot 2 be shifted 8.5 feet to the west.
2. A 15' setback be added to the east line of Lot 2.
3. A 25' setback be added to the south line of Lot 2.
4. The dedication of 7' of right-of-way along the east line of Lot 1.
5. The addition of a note specifying that no access to 23rd Street from Lot 2 will be permitted.

Findings:

The proposed replat is in compliance with the CC – Community Commercial zoning district and will be in compliance Future Land Use Plan, and is in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

RODAMAR ADDITION REPLAT 2, BEING A REPLAT OF LOT 1
AND LOT 4 RODAMAR ADDITION REPLAT 1, AN ADDITION TO
THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA



FREMONT CITY COUNCIL APPROVAL

THE PLAT AND DEDICATION SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

THIS _____ DAY OF _____, 2014

SCOTT GETZSCHMAN, MAYOR

KIMBERLY VOLK, CITY CLERK

APPROVAL OF THE FREMONT CITY PLANNING COMMISSION

THIS PLAT OF RODAMAR ADDITION REPLAT 2, BEING A REPLAT OF LOT 1 AND LOT 4 RODAMAR ADDITION REPLAT 1, AN ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA; WAS APPROVED BY THE FREMONT PLANNING DIRECTOR.

CHAIRMAN

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS; THAT DELTA PLAZA LLC BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE PLATTED INTO TWO (2) LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID PLAT TO BE HEREAFTER KNOWN AS RODAMAR ADDITION REPLAT 2, BEING A REPLAT OF LOT 1 AND LOT 4 RODAMAR ADDITION REPLAT 1, AN ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

DELTA PLAZA LLC

SIGNATURE

PRINTED NAME AND TITLE

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____ }
COUNTY _____ }SS

ON THIS _____ DAY OF _____, 2015 THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY CAME _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE PLACED AT ALL CORNERS OF LOTS. IN RODAMAR ADDITION REPLAT 2, BEING A REPLAT OF LOT 1 AND LOT 4 RODAMAR ADDITION REPLAT 1, AN ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

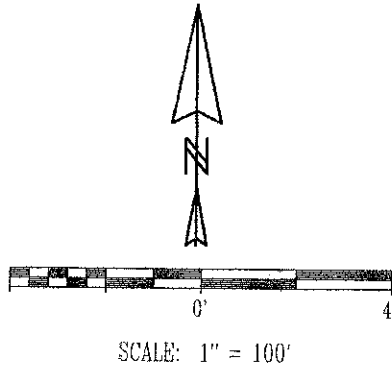
Clarence Roger Carrell
LS 306
JANUARY 28, 2015

Legal Description

A TRACT OF LAND COMPOSED LOT 1 AND LOT 4 RODAMAR ADDITION REPLAT 1, AN ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 89-59-50° E A DISTANCE OF 1320.16 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF YAGER ROAD; THENCE S 00-01-51° E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 625.03 FEET; THENCE N 89-40-13° W A DISTANCE OF 150.00 FEET; THENCE S 00-01-49° E A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE N 89-40-13° W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 513.59'; THENCE N 00-04-38° E A DISTANCE OF 190.00 FEET; THENCE N 89-40-13° W A DISTANCE OF 177.00 FEET; THENCE S 00-04-38° E A DISTANCE OF 190.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE N 89-40-13° W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 81.11 FEET; THENCE N 00-04-38° W A DISTANCE OF 355.01 FEET; THENCE N 89-40-13° W A DISTANCE OF 59.99 FEET; THENCE N 00-04-38° W A DISTANCE OF 339.32 FEET; THENCE S 89-59-50° W A DISTANCE OF 337.86 FEET; THENCE N 00-04-38° W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

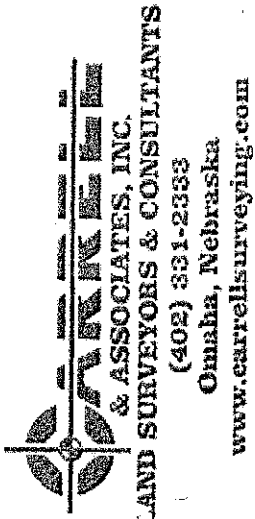
CONTAINING: 706,180 SQUARE FEET OR 16.21 ACRES MORE OR LESS



LEGEND

- - found pin
- M - measured distance
- R - recorded distance
- OT - open top pin

drawn by jwc
work completed by jlc, ms
file name AC15140.2AK



POTTAWATAME COUNTY, IOWA

ALTA/ACSM SURVEY

job number: AC 15140
date: August 25, 2014
revised: September 12, 2014

sheet
1 OF 1

400 East Military Avenue, Fremont, NE 68025-5141

February 5, 2014

Delta Plaza, LLC
% Jeremy Carrell
Carrell & Associates, Inc
6640 South 91st Street
Omaha, NE 68127

RE: Rodamar Addition Replat 2 Review Comments

Mr. Carrell,

After review of the replat titled, Rodamar Addition, Replat 2 the following comments have been made:

The City Council has tasked the Public Works department with looking into ways to connect Bell Street to the south of 23rd Street and Yager Road to the north. These options will include the potential need for additional ROW along Yager Road and space for future Bell Street ROW north of 23rd Street.

1. Future Bell Street right-of-way –The options that have been created include potentially extending Bell Street north of 23rd Street and using an S-curve to tie into Yager Road. To ensure that new development does not conflict with this potential roadway project, the City is requesting that all of proposed Lot 2, Rodamar Addition, Replat 2 be shifted 8.5 feet to the west creating a distance of 43.88' between the proposed Lot 2 and existing Lot 5 Rodamar Addition, Replat 1.
2. Yager Road right-of-way – Please include a right-of-way dedication of 7' along the east line of proposed Lot 1, Rodamar Addition Replat 2. This additional 7' is necessary to widen the existing right-of-way to 40' on each side of the centerline of Yager Road. This width matches the right-of-way width of Bell Street south of 23rd Street and will allow for the future widening of Yager Road.
3. Setbacks – Please include setback lines for the properties to be replatted on the plat. Per zoning ordinance, the front yard setback is 25' is required (along 23rd Street). To insure proper and safe separation from a potential extension of Bell Street to the north, please include a 15' setback along the east property line of proposed Lot 2 in order to function as a future street side yard setback for this lot.

These changes will need to be made prior to submitting this plat to City Council, currently scheduled for February 24th, 2015. Additional comments from other departments may be forthcoming and will be passed along immediately. Please call or email with any questions you may have.

Sincerely,



Justin Zetterman, PE
City Engineer / Interim Planning Director

CC: Peter Jirous – DP Management, LLC

400 East Military Avenue, Fremont, NE 68025-5141

February 6, 2014

Delta Plaza, LLC
% Jeremy Carrell
Carrell & Associates, Inc
6640 South 91st Street
Omaha, NE 68127

RE: Rodamar Addition Replat 2 Review Additional Comments

Mr. Carrell,

After review of the replat titled, Rodamar Addition, Replat 2 the following additional comments have been made:

1. There is no sanitary sewer service to proposed Lot 2. The owner will be responsible for installing a line to this lot. There is an existing public main on the east side of Yager Road that can be accessed, but the owner will be responsible for installing a service line to Lot 2. This line could be potentially run in the 23rd Street ROW, though there are existing utilities to contend with including a 14" water main on the north side of 23rd or an easement could be added to the plat that runs north of the Village Inn lot to proposed Lot 2.
2. Please add a note that no access to 23rd Street will be permitted from proposed Lot 2.

These changes will need to be made prior to submitting this plat to City Council, currently scheduled for February 24th, 2015. Additional comments from other departments may be forth coming and will be passed along immediately. Please call or email with any questions you may have.

Sincerely,

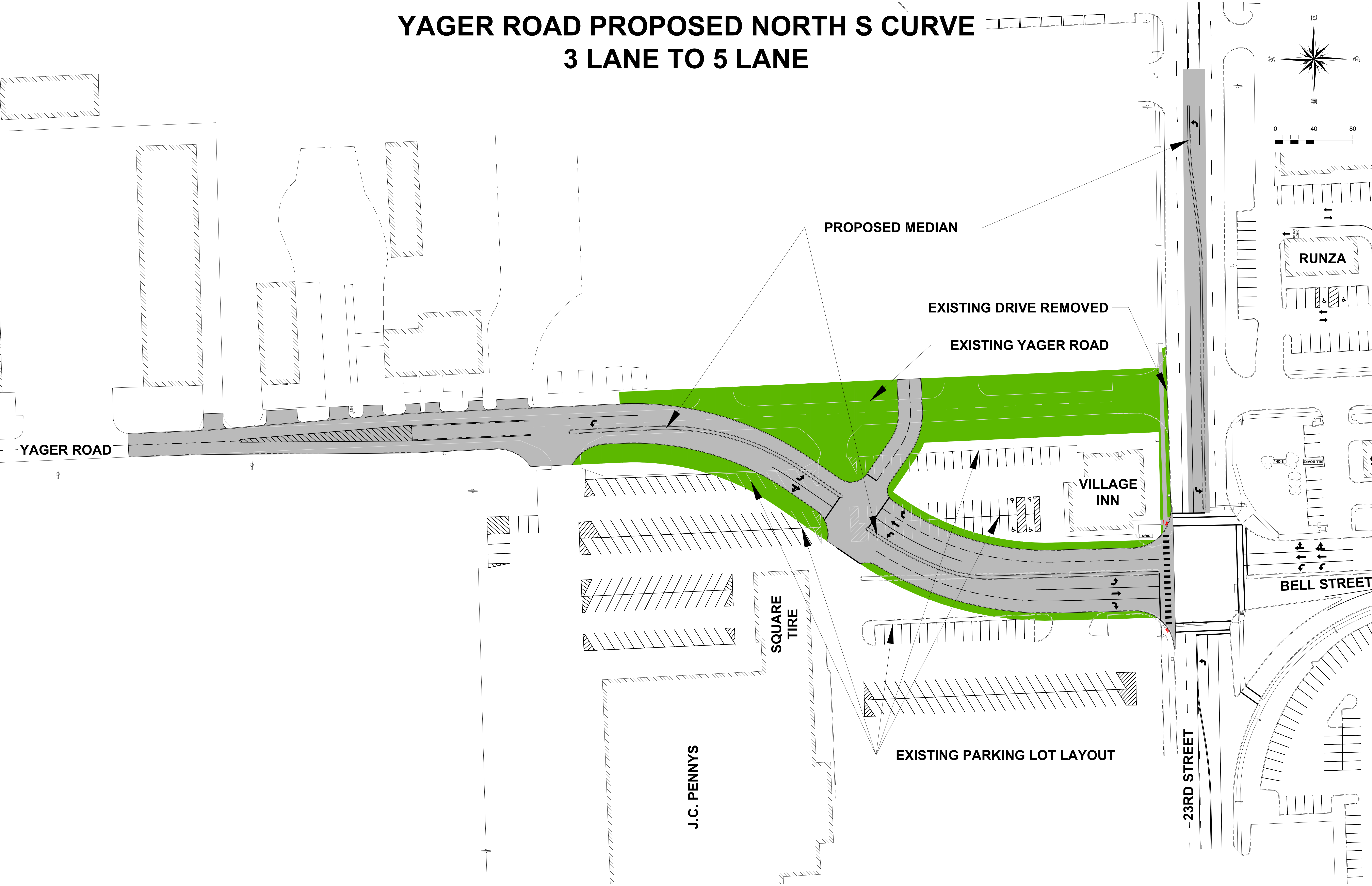


Justin Zetterman, PE
City Engineer / Interim Planning Director

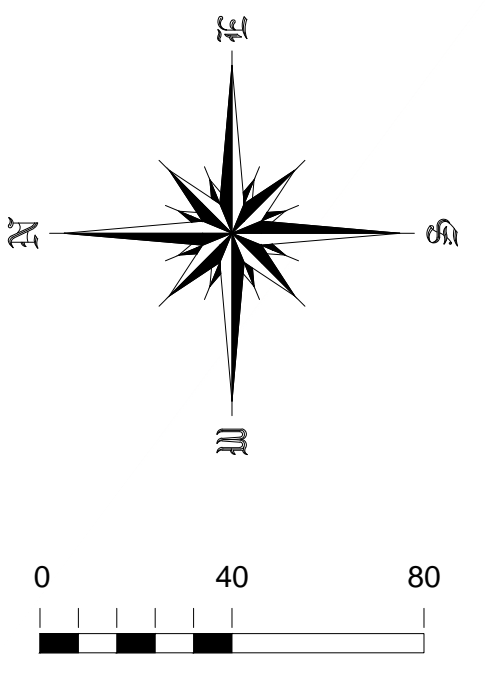
CC: Peter Jirous – DP Management, LLC

YAGER ROAD PROPOSED NORTH S CURVE

3 LANE TO 5 LANE



YAGER ROAD PROPOSED NORTH S CURVE 3 LANE TO 5 LANE RIGHT-OF-WAY



EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

YAGER ROAD

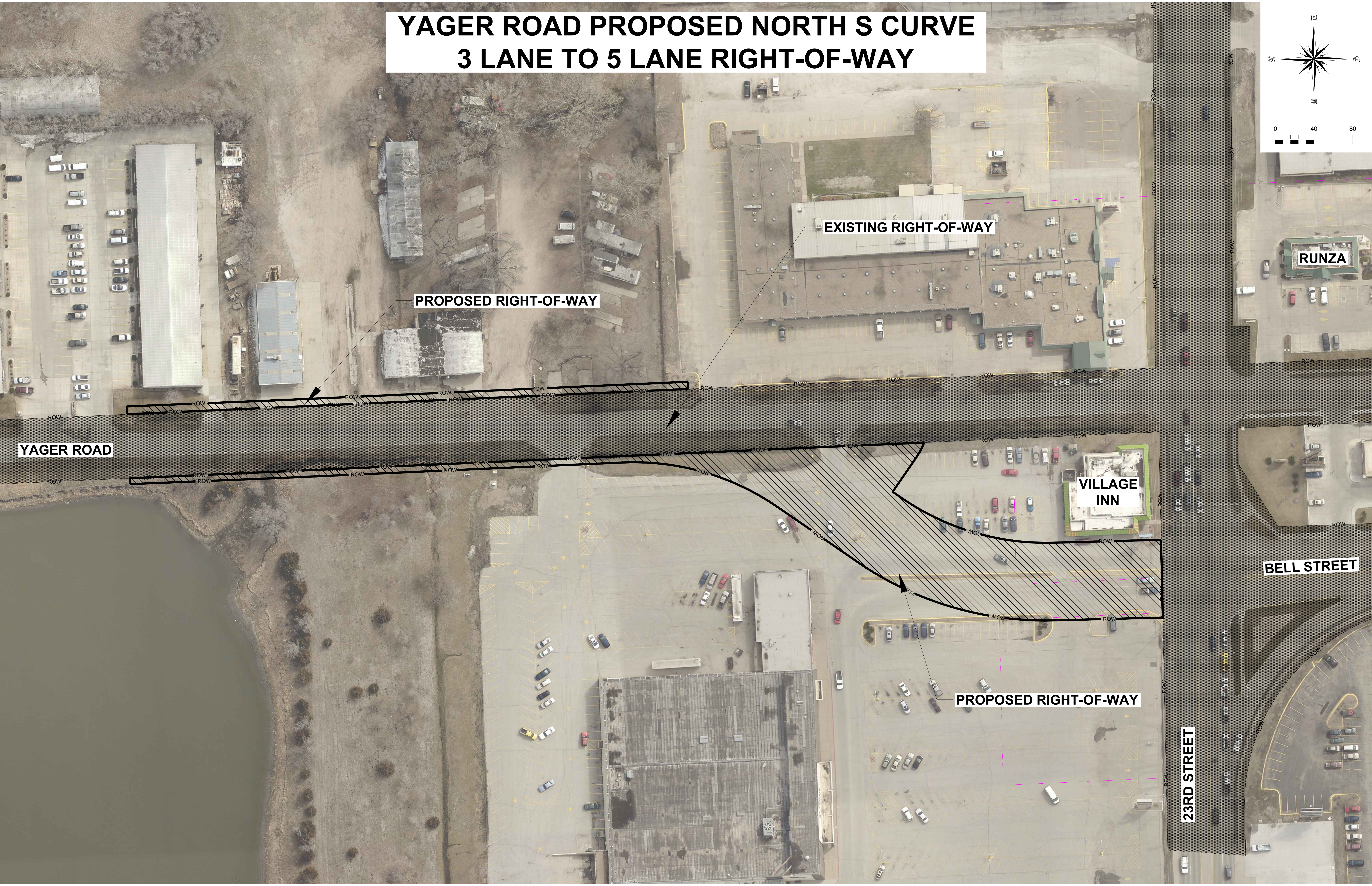
VILLAGE
INN

BELL STREET

PROPOSED RIGHT-OF-WAY

23RD STREET

RUNZA



STAFF REPORT

TO: Planning Commission

FROM: Justin Zetterman, Interim Planning Director

DATE: February 9, 2015

SUBJECT: Request to replat Parts of Lots 3, 4, 5 & 6, Block 204 Original Town, Fremont, NE into 2 lots.

Recommendation: Move to recommend approval of replatting parts of Lots 3, 4, 5, & 6, Block 204 Original Town into 2 lots pending Board of Adjustment approval.

Background:

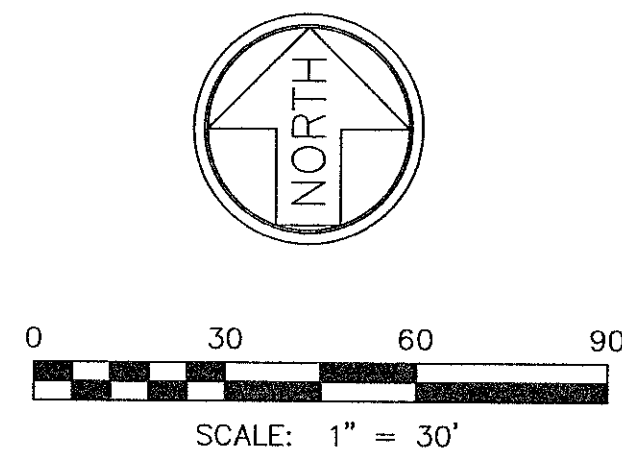
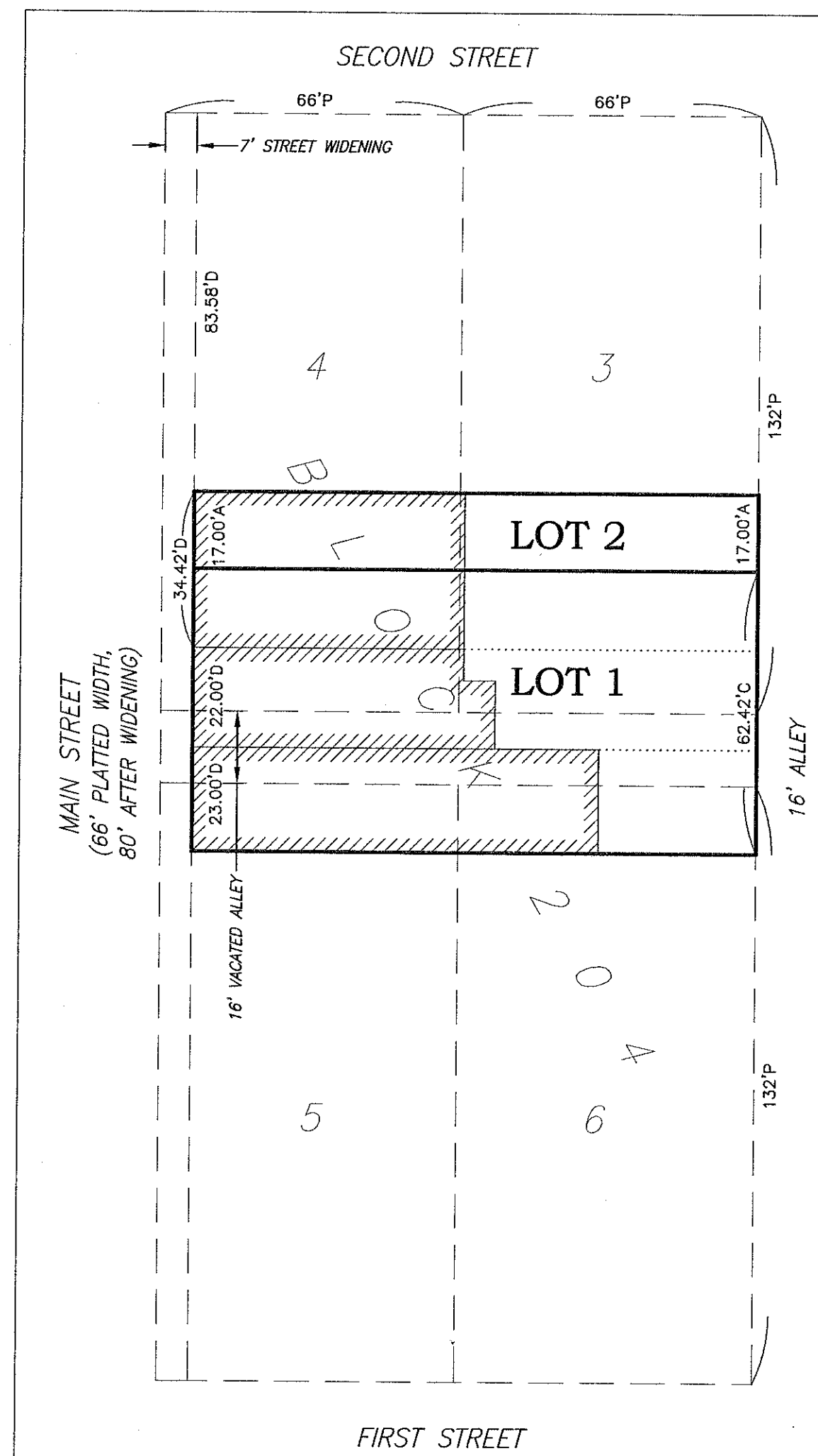
This replat is being requested by Chris and Maureen Zavadil, owners of 124 – 132 N Main Street. This replat will separate the proposed north building into a separate lot so that it can potentially be sold separately from the other buildings in the future.

The existing ground is zoned LI – Limited Industrial. The minimum lot width for the LI zoning district is 50 feet wide. The proposed Lot 1 will only be 17 feet wide. In a typical LI district, outside of the downtown area, this would be a concern, but as this building was originally built with a typical downtown standard of 0' front and side yard setbacks and is in the downtown area this width would not be unusual for the area. This width also essentially matches the width of the lot directly to the north.

Findings:

The proposed replat is not in compliance with the LI zoning district due to the small width of the proposed Lot 1, but will be in compliance Future Land Use Plan as this block is considered to be Downtown (Urban) and is thus in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

ORIGINAL TOWN, BLOCK 204, REPLAT OF PARTS OF LOTS 3, 4, 5 AND 6 FREMONT, DODGE COUNTY, NEBRASKA.



LEGEND	
---	PLATTED LOT LINE
---	NEW LOT LINE
---	LOTLINE PREVIOUSLY REMOVED
6	PLATTED LOT NUMBER
LOT 1	NEW LOT NUMBER
A	ACTUAL DISTANCE
D	DEEDED DISTANCE
C	CALCULATED DISTANCE
P	PLATTED DISTANCE
	EXISTING BUILDING

LEGAL DESCRIPTION (AS RECORDED IN BOOK 2001, PAGE 3606 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE)

Part of Lots 3 and 4, in Block 204 of the Original Town, now City of Fremont, Dodge County Nebraska, more definitely described as follows, to-wit: Commencing at a point on the West margin of said Lot 4 as originally platted and recorded 83 feet 7 inches South of the Northwest Corner of said Lot 4; thence Southerly along the West margin of said Lot 4 as originally platted 34 feet 5 inches; thence Easterly parallel to the North margin of said Block, 132 feet to the East margin of said Lot 3; thence Northerly along the East margin of said Lot 3, 34 feet 5 inches; thence Westerly parallel to the North margin of said Block, 132 feet to the place of beginning, subject to the ordinance of the City of Fremont, widening Main Street, 7 feet on each side.

AND The North 15 feet of Lots 5 and 6 and the South 8 feet of the vacated alley adjoining on the North in Block 204, Original Town, now City of Fremont, EXCEPTING 7 feet on the West thereof taken for the widening of Main Street, more particularly described as follows: Commencing at a point 7 feet East of the Northwest Corner of said Lot 5; running thence Southerly parallel to the West line of said block a distance of 15 feet; running thence Easterly parallel with the South margin of said block, 125 feet to the East margin of Lot 6; running thence Northerly along the East margin of Lot 6 and Lot 6 extended to the East-West centerline of said block; running thence Westerly along the East-West centerline of said block 125 feet to the East line of Main Street as presently located; running thence Southerly to the point of beginning, subject to joint use of the party wall by the owner of the property adjoining on the North.

AND A tract of land bounded and described as follows: Beginning in the West margin of Lot 4 in Block 204 in the City of Fremont, Nebraska, 118 feet South of the Northwest Corner of said Lot 4; thence running Easterly and parallel with Second Street 132 feet; thence Southerly and parallel with Main Street 22 feet; thence running Westerly and parallel with first line 132 feet; thence running Northerly 22 feet to the place of beginning, EXCEPTING 7 feet on the West, being land taken for the widening of Main Street, being the South 14 feet of Lots 3 and 4 and the North half of the alley adjoining the said premises on the South, all in Block 204 of the Original Town, now City of Fremont, Dodge County, Nebraska, as platted and recorded.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CHRISTOPHER J. ZAVADIL AND MAUREEN L. ZAVADIL, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO TWO LOTS, SAID SUBDIVISION TO BE KNOWN AS "ORIGINAL TOWN, BLOCK 204, REPLAT OF PARTS OF LOTS 3, 4, 5 AND 6", THE LOTS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THE

____ DAY OF _____, 2015, A.D.

CHRISTOPHER J. ZAVADIL

MAUREEN L. ZAVADIL

ACKNOWLEDGMENT

STATE OF NEBRASKA)

COUNTY OF DODGE)

ON THIS _____ DAY OF _____

A.D. 2015, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER J. ZAVADIL AND MAUREEN L. ZAVADIL WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

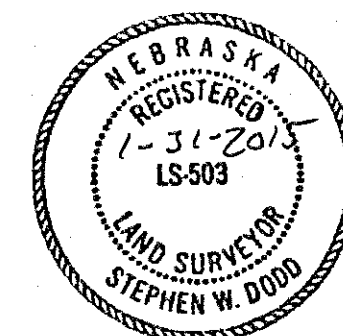
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON.

STEPHEN W. DODD, LS-503



PLANNING COMMISSION APPROVAL

ON THIS _____ DAY OF _____

A.D. 2015, THIS "ORIGINAL TOWN, BLOCK 204, REPLAT OF PARTS OF LOTS 3, 4, 5 AND 6" WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS _____ DAY OF _____

A.D. 2015, THIS "ORIGINAL TOWN, BLOCK 204, REPLAT OF PARTS OF LOTS 3, 4, 5 AND 6" WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

CLERK

Dodd Engineering & Surveying
Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067
402 North D, P.O. Box 1855
Fremont, NE 68026-1855
email: Steve@doddengineering.net

STAFF REPORT

TO: Planning Commission

FROM: Justin Zetterman, Interim Planning Director

DATE: February 9, 2015

SUBJECT: Request to replat Parts of Block 50, Original Town and Parts of Block 71 Reynold's Addition into 2 lots.

Recommendation: Move to recommend approval of replatting parts of Block 50, Original Town and parts of Block 71 Reynold's Addition into 2 lots.

Background:

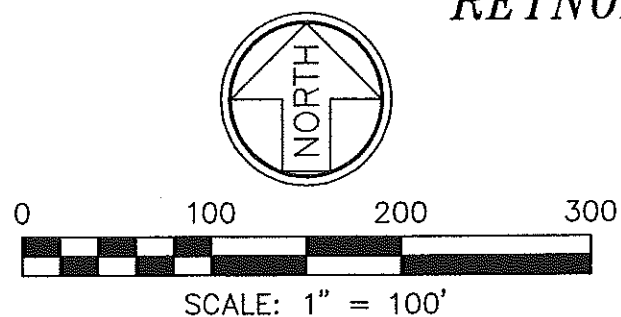
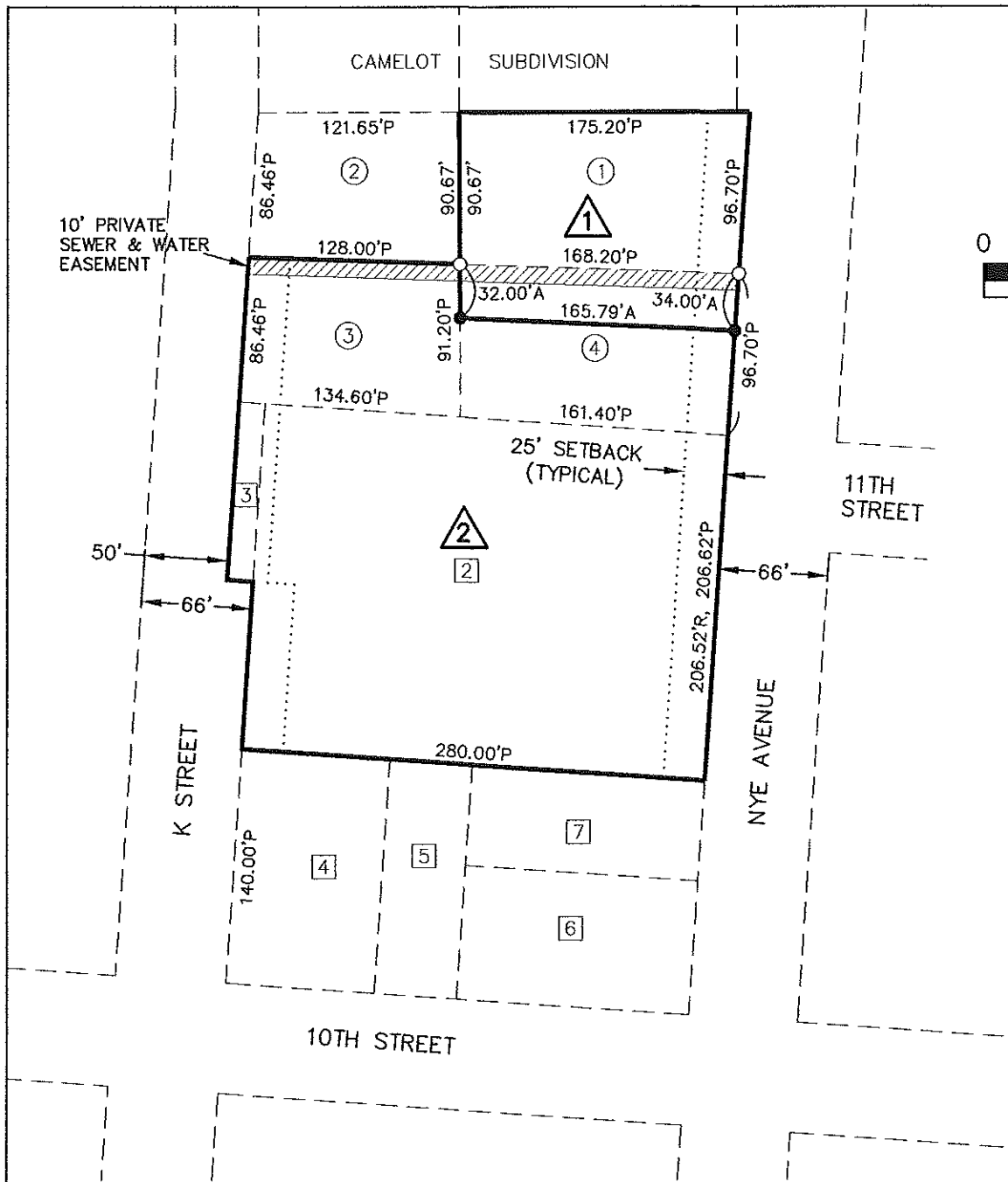
This replat is being requested by David and Kimberly Mitchell, owners of 1129 N Nye Avenue and First Christian Church, owners of 1041 N Nye Avenue. The First Christian Church is selling a portion of their ground to the Mitchells. This plat will incorporate that acquired piece of ground into 1129 N Nye Avenue.

The existing ground is zoned R1 – Single Family Residential.

Findings:

The proposed replat is in compliance with the R1 – Single Family Residential zoning district and will be in compliance Future Land Use Plan, and is in conformance with the Comprehensive Plan, Blueprint for Tomorrow.

REYNOLD'S ADDITION, REPLAT 3 OF PART OF BLOCK 71
FREMONT, DODGE COUNTY, NEBRASKA.



- LEGEND
- EXISTING LOT LINE
 - PROPOSED LOT LINE
 - FOUND 3/4" OPEN TOP PIPE
 - SET 3/4" REBAR W/LS-503 CAP
 - A ACTUAL DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - C CALCULATED DISTANCE
 - ④ LOT NUMBER FROM "REPLAT OF FRACTIONAL BLOCK 50 OF THE ORIGINAL TOWN AND OF BLOCK 71 REYNOLD'S ADDITION" PER PLAT #342 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE
 - ② LOT NUMBER FROM "REPLAT BLK 71 REYNOLD'S ADD. IN SE1/4SE1/4 SEC. 15-T17N-R8E" PER PLAT #269 AND RECORDED IN BOOK P PAGE 638 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE
 - ① NEW LOT NUMBER

LEGAL DESCRIPTION:

LOTS 1, 3 AND 4 OF "REPLAT OF FRACTIONAL BLOCK 50 OF THE ORIGINAL TOWN AND OF BLOCK 71 REYNOLD'S ADDITION" PER PLAT #342 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND LOTS 2 AND 3 OF "REPLAT BLK 71 REYNOLD'S ADD. IN SE1/4SE1/4 SEC. 15-T17N-R8E" PER PLAT #269 AND RECORDED IN BOOK P PAGE 638 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE EXCEPTING "K" STREET PUBLIC RIGHT-OF-WAY; ALL IN FREMONT, DODGE COUNTY, NEBRASKA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST CHRISTIAN CHURCH, DAVID C. MITCHELL AND KIMBERLY H. MITCHELL, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO TWO LOTS, SAID SUBDIVISION TO BE KNOWN AS "REYNOLD'S ADDITION, REPLAT 3 OF PART OF BLOCK 71", THE LOTS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THE
____ DAY OF _____, 2015, A.D.

DAVID C. MITCHELL	KIMBERLY H. MITCHELL
FIRST CHRISTIAN CHURCH	FIRST CHRISTIAN CHURCH
BY: LINDA S. PROCHASKA MODERATOR & CHAIRMAN OF BOARD OF DIRECTORS	BY: JOHN. F. HALL CHAIRMAN OF BOARD OF TRUSTEES

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DODGE) SS
ON THIS _____ DAY OF _____

A.D. 2015, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED DAVID C. MITCHELL, KIMBERLY H. MITCHELL, _____ WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

GENERAL NOTARY PUBLIC
COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS SHOWN WITHIN 60 DAYS OF FILING OF THIS PLAT IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

Stephen W. Dodd
STEPHEN W. DODD, LS-503

PLANNING COMMISSION APPROVAL
ON THIS _____ DAY OF _____
A.D. 2015, THIS "REYNOLD'S ADDITION, REPLAT 3 OF PART OF BLOCK 71" WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR
CITY COUNCIL ACCEPTANCE
ON THIS _____ DAY OF _____
A.D. 2015, THIS "REYNOLD'S ADDITION, REPLAT 3 OF PART OF BLOCK 71" WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

CLERK

Dodd Engineering & Surveying
Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067
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